

*CITY OF STOCKTON*  
FINAL INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION

FOR THE

UNIVERSITY OF THE PACIFIC  
STUDENT HOUSING PROJECT  
UPPER DIVISION EXPERIENCE  
East of Pershing Avenue and South of Brookside Road  
Stockton, CA

City of Stockton  
Project File No: P15-343

November 12, 2015

CITY OF STOCKTON  
Community Development Department  
345 N. El Dorado Street  
Stockton, CA 95202  
209-937-8266

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*Prepared for:*

CITY OF STOCKTON  
Community Development Department  
345 N. El Dorado Street  
Stockton, CA 95202  
209-937-8266

Prepared by:

BASECAMP ENVIRONMENTAL  
112 S. School Street, Suite 14  
Lodi, CA 95240  
209-224-8213

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# 1.0 INTRODUCTION TO FINAL IS/MND

The University of the Pacific (UOP) located in Stockton, California proposes development of the Upper Division Experience student housing project (“project”), which would provide 381 student housing beds in 142 studio, two-bedroom and four-bedroom apartment units and related resident community facilities, on the existing UOP campus. The project site is currently occupied by tennis courts and a portion of UOP parking Lot 13, which is located south of the UOP Physical Plant. The project site is located immediately north of the Calaveras River, east of Pershing Avenue and south of Brookside Road. The site is connected to the central core of the main UOP campus by an existing pedestrian, bicycle and light vehicle bridge. The project and its general location are shown on the following Figures 1 through 4.

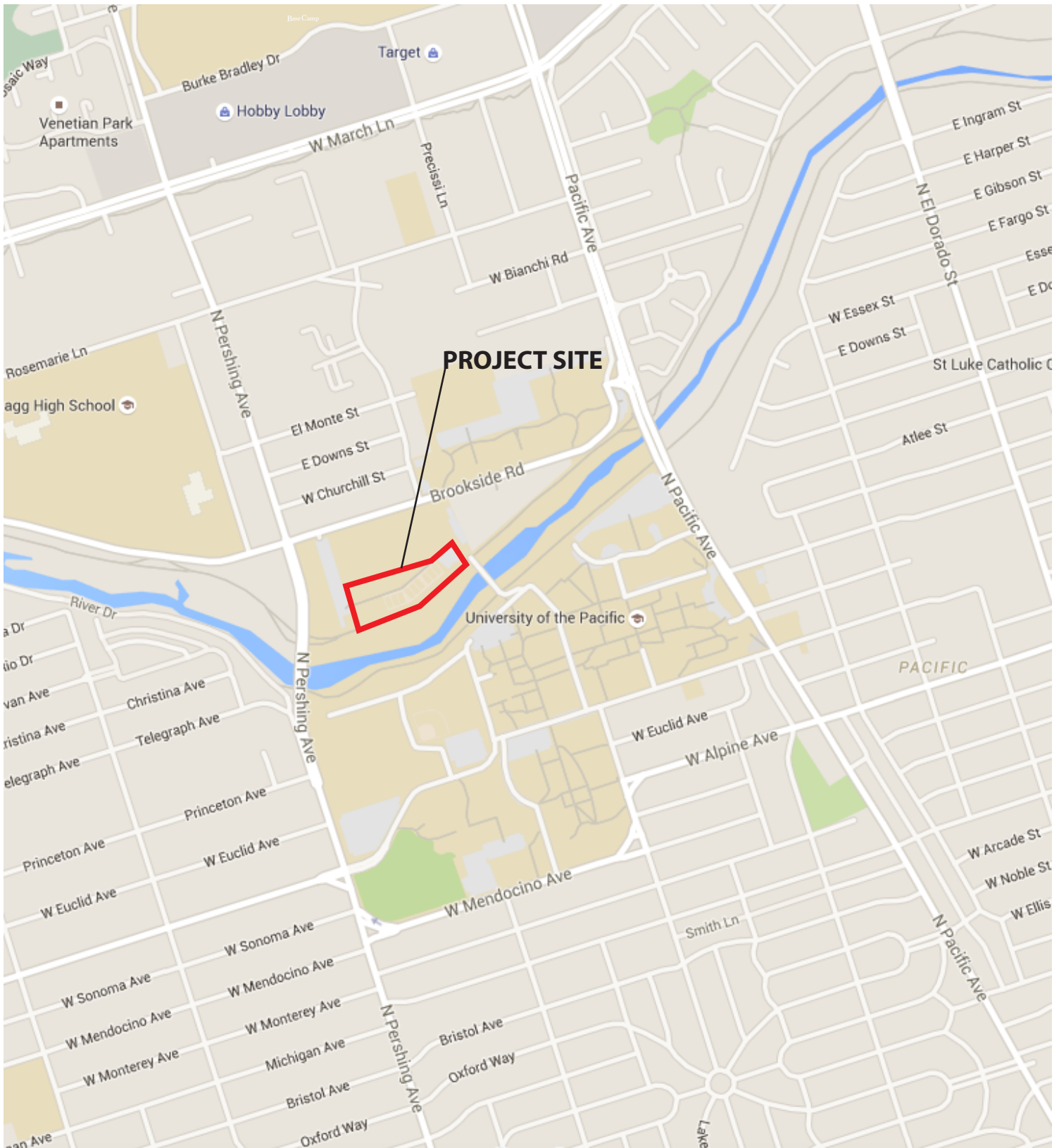
The project is subject to the California Environmental Quality Act. The City of Stockton prepared an Initial Study and proposed Mitigated Negative Declaration for the project (Draft IS/MND), which was circulated for public and agency review during a 20-day comment period extending from October 6, 2015, until October 27, 2015. Copies of the public review legal notices and transmittal documents are shown in Appendix A. The Draft IS/MND is available for public review at the Stockton Department of Community Development at 345 N El Dorado Street, Stockton, CA 95202 or online at:

<http://www.stocktongov.com/government/departments/communityDevelop/cdPlanEnv.html>

This document is the Final Initial Study/Mitigated Negative Declaration (Final IS/MND) for the project. The final IS/MND includes the Draft IS/MND by this reference. The Draft IS/MND is available for review as described above. The Final IS/MND contains a summary of the environmental effects of the project (Section 2.0). A list of any public or agency comments received, and the City’s responses to the comments received, are shown in Section 3.0. The Errata (Section 4.0) shows any revisions to the Draft IS/MND needed to respond to public and agency comments as well as any other changes and corrections to the document identified by City staff.

The Final IS/MND, when combined with the Draft IS/MND, constitutes the complete environmental review document for the University of the Pacific Student Housing Project, Upper Division Experience project. The Final IS/MND will be considered by the City of Stockton Planning Commission before the Commission makes its decision on the project. The project is scheduled for consideration by the Planning Commission on November 12, 2015.





Source: GOOGLE MAPS

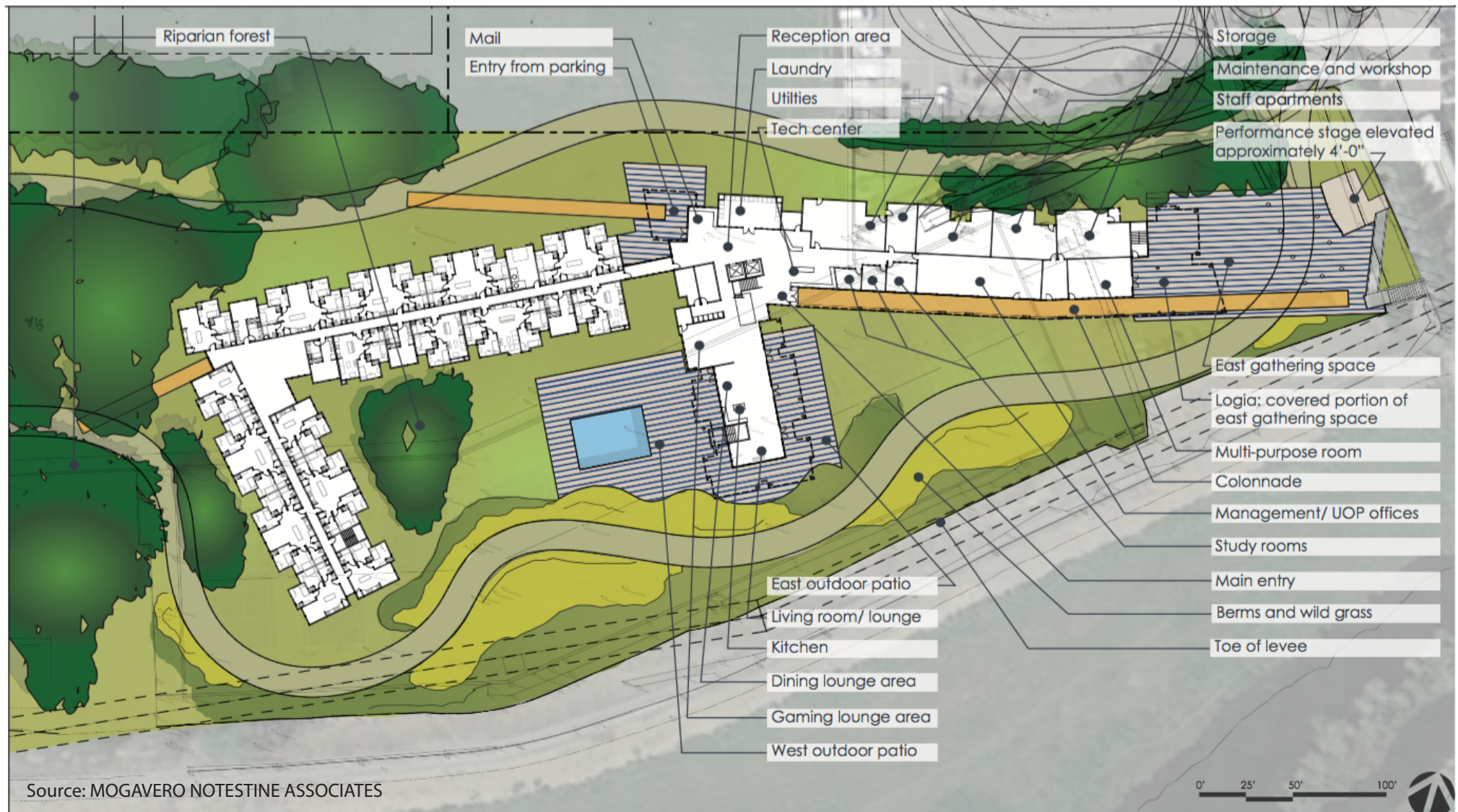




Source: GOOGLE EARTH

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## 2.0 SUMMARY TABLE

The following pages contain Table 2-1, Summary of Environmental Impacts and Mitigation Measures for the proposed project. The table is drawn from the Draft IS/MND; there have been no changes to the potential environmental effects of the project, or mitigation measures required to address significant effects, since the publication of the Draft IS/MND.

The potential environmental impacts of the proposed project are summarized in the left-most column of this table. The level of significance of the impact is indicated in the second column, mitigation measures proposed to minimize the impacts are shown in the third column, and the significance of the impact, after mitigation measures are applied, is shown in the fourth column.

TABLE 2-1  
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
<b>3.2 AESTHETICS</b>			
a) Effects on Scenic Vistas	LS	None required	
b) Effects on Scenic Routes and Resources	NI	None required	
c) Effects on the Visual Character or Quality	LS	None required	
d) Light and Glare	LS	None required	
<b>3.3 AGRICULTURE AND FORESTRY RESOURCES</b>			
a) Agricultural Land Conversion	NI	None required	
b) Zoning and Williamson Act	NI	None required	
c, d, e) Timberland Conversion and Zoning	NI	None required	
<b>3.4 AIR QUALITY</b>			
a) Air Quality Plan Consistency	NI	None required	
b, d) Construction Emissions	PS	<p>AIR-1 The project shall comply with all applicable requirements of SJVAPCD Regulation VIII, including the following:</p> <p>a) Air emissions related to the project shall be limited to 20% opacity or less, as defined in SJVAPCD Rule 8011. The dust control measures specified below shall be applied as required to maintain the Visible Dust Emissions standard.</p> <p>b) The contractor shall pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and phase earthmoving.</p> <p>c) The contractor shall apply water, chemical/organic stabilizer/suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads, throughout the period of soil disturbance.</p> <p>d) The contractor shall restrict vehicular access to the disturbance area during periods of inactivity.</p> <p>e) The contractor shall apply water or chemical/organic stabilizers/suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials.</p> <p>f) When materials are transported off-site, the contractor shall stabilize and cover all materials to be transported and maintain six inches of freeboard space from the top of the container.</p>	LS

TABLE 2-1  
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
		g) The contractor shall remove carryout and trackout of soil materials on a daily basis unless it extends more than 50 feet from site; carryout and trackout extending more than 50 feet from the site shall be removed immediately. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. If the project would involve more than 150 construction vehicle trips per day onto the public street, additional restrictions specified in Section 5.8 of SJVAPCD Rule 8041 will apply.	
		AIR-2 The project shall comply with applicable requirements of SJVAPCD Rule 9510, including provision of on-site construction mitigation measures, or payment of ISR fees.	
c) Regional Criteria Pollutant Emissions.	LS	None required	
c) Cumulative Emissions, Project Construction.	PS	AIR-1 and AIR-2 above	LS
c) Carbon Monoxide Emissions	LS	None required	
c) Air Toxics Impacts	LS	None required	
e) Odor Impacts	NI	None required	
<b>3.5 BIOLOGICAL RESOURCES</b>			
a) Effects on Special-Status Species	PS	BIO-1 The ODS shall mitigate for the proportionate loss of potential wildlife habitat from the project site by applying for coverage, paying any required fee, and implementing Incidental Take Minimization Measures (ITMMs) as required by the adopted San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).	LS
b) Riparian and Other Sensitive Habitats	NI	None required	
c) Wetlands	NI	None required	
d) Fish and Wildlife Movement	NI	None required	
e) Local Biological Requirements	NI	None required	
f) Conflict with Habitat Conservation Plans	NI	None required	
<b>3.6 CULTURAL RESOURCES</b>			
a) Historical Resources	PS	CULT-1 and CULT-2 below.	LS
b) Archaeological Resources	PS	CULT-1 and CULT-2 below.	LS
c) Paleontological Resources	PS	CULT-1 and CULT-2 below.	LS



TABLE 2-1  
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
d) Human Burials	PS	<p>CULT-1 If any subsurface cultural or paleontological resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist, or paleontologist as appropriate, can examine these materials, make a determination of their significance and, if significant, recommend further mitigation measures that would reduce potential effects to a less than significant; such measures could include 1) preservation in place or 2) excavation, recovery and curation by qualified professionals. The Stockton CDD shall be notified, and the ODS shall be responsible for retaining qualified professionals, implementing recommended mitigation measures and documenting mitigation efforts in a written report to the CDD, consistent with the requirements of the CEQA Guidelines.</p> <p>CULT-2 If human remains are encountered at any time during the development of the project, all work in the vicinity of the encounter shall halt, and the County Coroner and the Stockton CDD shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the ODS shall retain a qualified archaeologist to evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the ODS shall implement those recommendations and documenting mitigation efforts in a written report to the CDD.</p> <p>CULT-3 In order to ensure that the project will not affect Native American resources, UOP will voluntarily consult with Native American representatives for the project area as a part of project planning and construction.</p>	LS
<b>3.7 GEOLOGY AND SOILS</b>			
a-1) Fault Rupture Hazards	NI	None required	
a-2, 3) Seismic Hazards	LS	None required	
a-4) Landslides	NI	None required	
b) Soil Erosion	LS	Hydrology and Water Quality Mitigation Measures specified in Section 3.10	
c) Geologic Instability	NI	None required	
d) Expansive Soils	LS	None required	
e) Adequacy of Soils for Sewage Disposal	NI	None required	
<b>3.8 GREENHOUSE GAS EMISSIONS</b>			
a) Significance of GHG Emissions	LS	None required	
b) Consistency with GHG Reduction Plans	LS	None required	

TABLE 2-1  
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
<b>3.9 HAZARDS AND HAZARDOUS MATERIALS</b>			
a, b) Upset and Transportation Hazards	NI	None required	
c) Hazardous Materials Use or Emissions Near Schools	NI	None required	
d) Hazardous Materials Sites	LS	None required	
e, f) Aircraft Operations Effects	NI	None required	
g) Emergency Response Effects	NI	None required	
h) Wildland Fire Hazards	NI	None required	
<b>3.10 HYDROLOGY AND WATER QUALITY</b>			
a, c, f) Erosion, Sediment and Water Quality	PS	<p>HYDRO-1 The ODS shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the project and file a Notice of Intent (NOI) with the State Water Resources Control Board prior to commencement of construction activity. The SWPPP shall be available on the construction site at all times.</p> <p>HYDRO-2 The ODS shall incorporate an Erosion Control Plan consistent with all applicable provisions of the SWPPP within the site development plans.</p> <p>HYDRO-3 The ODS shall submit the SWRCB Waste Discharger's Identification Number (WDID) to the City prior to approval of development or grading plans.</p> <p>HYDRO-4 The ODS shall submit a Storm Water Quality Control Criteria Plan that shall include post-construction Best Management Practices as required by Title 13 of the SWQCCP. The Storm Water Quality Control Criteria Plan will be reviewed and approved by the MUD prior to the Certificate of Occupancy.</p> <p>HYDRO-5 The ODS shall execute a Maintenance Agreement with the City for stormwater BMPs prior to receiving a Certificate of Occupancy. The ODS must remain the responsible party and provide funding for the operation, maintenance and replacement costs of the proposed treatment devices built for the subject property.</p> <p>HYDRO-6 The ODS shall comply with any and all requirements of, and pay all associated fees as required by, the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.</p>	LS
b) Groundwater Supplies	NI	None required	
d, e) Drainage and Runoff	LS	None required	

TABLE 2-1  
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
g) Flood Exposure	NI	None required	
h) Impacts on Floodways	NI	None required	
i) Dam Failure Hazards	LS	None required	
j) Seiche, Tsunami and Mudflow	NI	None required	
<b>3.11 LAND USE AND PLANNING</b>			
a) Division of Established Community.	NI	None required	
b) Consistency with Land Use Plans and Zoning	NI	None required	
c) Conflict with Habitat Conservation Plan	NI	None required	
<b>3.12 MINERAL RESOURCES</b>			
a) Availability of Mineral Resources of State Value	NI	None required	
b) Availability of Mineral Resources of Local Value	NI	None required	
<b>3.13 NOISE</b>			
a) Exposure to Noise Exceeding Local Standards	LS	None required	
b) Exposure to Groundborne Noise	NI	None required	
c) Permanent Increase in Ambient Noise	LS	None required	
d) Temporary or Periodic Increase in Ambient Noise	PS	NOISE-1 Temporary noise impacts resulting from project construction shall be minimized by restricting hours of operation by noise-generating construction equipment to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall occur on Sundays or national holidays without a permit from the City.	LS
e, f) Aircraft Operations Noise	NI	None required	
<b>3.14 POPULATION AND HOUSING</b>			
a) Population Growth Inducement	LS	None required	
b, c) Displacement of Housing or People	NI	None required	



TABLE 2-1  
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
<b>3.15 PUBLIC SERVICES</b>			
a) Fire Protection Impacts	PS	SERV-1 The ODS shall incorporate access, water supply and other fire suppression and emergency access/response needs in the proposed project design.	LS
		SERV-2 The ODS shall install fire hydrants and water distribution facilities that will provide fire flows that are adequate to support the City's existing ISO rating and that conform to adopted Building Code Fire Safety Standards for all of the uses proposed within the project area.	
b) Police Protection Impacts	PS	SERV-3 The ODS shall pay Public Facility Fees to defray capital facilities costs associated with expanding law enforcement.	LS
		SERV-4 The ODS shall coordinate with PSD as required to establish adequate security and visibility of the construction site.	
		SERV-5 Project landscaping along the building exterior and parking areas shall be designed and maintained as required to facilitate adequate visibility to support law enforcement.	
c) Schools Impacts	LS	None required	
d) Parks Impacts	LS	None required	
e) Other Public Facilities Impacts	LS	None required	
<b>3.16 RECREATION</b>			
a) Increased Use of Existing Recreational Facilities	LS	None required	
b) Recreational Improvements Involving Environmental Impacts	NI	None required	
<b>3.17 TRANSPORTATION/TRAFFIC</b>			
a) Consistency with Applicable Plans, Ordinances and Policies	LS	None required	
b) Conflict With Congestion Management Program	NI	None required	
c) Impact on Air Traffic Patterns	NI	None required	
d, e) Traffic Hazards, Emergency Access	NI	None required	
f) Conflict with Non-vehicular Transportation Plans	NI	None required	
<b>3.18 UTILITIES</b>			
a, e) Effects on Wastewater Systems	LS	None required	

TABLE 2-1  
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance After Mitigation Measures
b) Effects on Water Systems	LS	None required	
c) Effects on Stormwater Systems	LS	None required	
d) Water Supply	LS	None required	
f, g) Solid Waste Effects	LS	None required	
h) Regulated Utilities	LS	None required	
<b>3.19 MANDATORY FINDINGS OF SIGNIFICANCE</b>			
a) Environmental quality, species impacts, historical resources	PS	Mitigation measures listed in this IS/MND	LS
b) Cumulative impacts	LS	None required	
c) Other substantial adverse effects	NI	None required	

### 3.0 COMMENTS ON THE ENVIRONMENTAL DOCUMENT AND LEAD AGENCY RESPONSES TO COMMENTS

The City of Stockton received no comments from agencies or the public regarding the Draft (IS/MND) for the UOP Student Housing Project.



## 4.0 ERRATA

This section contains corrections and additions to the Draft IS/MND of October 5, 2015. These changes would ordinarily include responses to public and agency comments on the Draft IS/MND, but as described in Section 3.0 no public or agency comments were received. The changes to the Draft IS/MND shown below were made independently by City of Stockton in response to staff input. Changes are listed below in the order they would appear in the revised Initial Study/Mitigated Negative Declaration. The changes are described specifically or shown explicitly in underline/~~strikeout~~.

The changes to the Draft IS/MND are not considered significant changes that alter the overall conclusions of the environmental analysis of the project. The changes do not involve the potential for new or substantially more severe environmental effects than were addressed in the Draft IS/MND, or the need for substantial changes to, or the need for additional mitigation measures.

### Errata to Chapter 2.0, Project Description

On page 2-2, modify the description to add that the project would include two staff apartments, which would, in combination with student apartments, result in a project total of 144 apartments.

### Errata to Chapter 3.0, Section 3.10 Hydrology and Water Quality

The second full paragraph on page 3-38 is modified to read as follows:

Groundwater beneath the City of Stockton and San Joaquin County is part of the alluvial Central Valley aquifer system. Aquifer thickness ranges from around 100 feet in the eastern portion of the County to over 3,000 feet at the southwestern end; beneath the City, the aquifer thickness is approximately 1,000 feet. In portions of the aquifer, agricultural, municipal and industrial pumping has exceeded its sustainable yield and caused a decline in groundwater levels and allowed saltwater intrusion. ~~Approximately 40% of the City's potable water supply is derived from groundwater.~~ According to the County's Spring 2015 Groundwater Report, the groundwater level in the project area is approximately 20 feet below the ground surface.

The first paragraph of Section b) Groundwater Supplies on page 3-40 is revised to read as follows:

b) Groundwater Supplies. The project will not involve any direct effect on groundwater. The project will not involve any substantial use of groundwater, new well construction or any other activity that could directly affect underlying groundwater. Construction dust control would indirectly use groundwater obtained from the Cal Water City water system. The project will not involve direct groundwater withdrawals. Maximum project excavation will be in the range of 15 feet and would not be expected to intercept groundwater.

## Errata to Chapter 3.0, Section 3.18 Utilities

The following sentence is added to the first paragraph on page 3-73:

Water supply, storage and distribution services in the project area and most of central Stockton is provided by California Water Service Company (Cal Water); the Cal Water system is operated in conjunction with the City system that supplies the remainder of the City and vicinity. An existing 8-inch Cal Water main is located in Brookside Road, and a 6-inch line extends to the immediate vicinity of the project site along the existing University Townhomes driveway. The Stockton General Plan EIR found that Cal Water will be able to meet long-term water supply needs within its service area.

Paragraph 2 on page 3-73, shown below, is deleted:

~~With completion of the Delta Water Supply Project and other recent improvements to the City system, the City's water supply will meet anticipated water needs beyond buildout of the City's Sphere of Influence. The DWSP does now and will continue to reduce the city's dependence on groundwater and ensure that water quality standards are maintained. Groundwater is not considered a long-term supply and will only be used only in dry and critical years, when surface water supplies are curtailed (Mintier and Associates, 2008).~~

The first sentence of paragraph 3 on page 3-73 is revised as follows, as shown below:

Storm water collection ~~and disposal~~ service for the project site is provided by the City of Stockton; the project site is within the Calaveras River drainage area and is adjacent to the River.

The last sentence of the first paragraph of section c) Effects on Stormwater Systems is revised as follows:

The incorporation of storm water best management practices, to be reviewed and approved by the Municipal Utilities Department ~~City Engineer~~, would prevent a significant increase in runoff, and the project would have a less than significant effect in this issue area.

APPENDIX A  
IS/MND Transmittals and Distribution List



**THE RECORD  
PROOF OF PUBLICATION**

STATE OF CALIFORNIA  
COUNTY OF SAN JOAQUIN

**THE UNDERSIGNED SAYS:**

I am a citizen of the United States and a resident of San Joaquin County; I am over the age of 18 years and not a part to or interested in the above-entitled matter. I am the principal clerk of the printer of THE RECORD, a newspaper of general publication, printed and published daily in the City of Stockton, County of San Joaquin by the Superior Court of the County of San Joaquin, State of California, under the date of February 26, 1952, File No. 52857, San Joaquin County Records; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published each regular and entire issue of said newspaper and not in any supplement thereof on the following dates,  
To wit, October 6 2015

I declare under penalty of perjury that the foregoing is true and correct. Executed on October 6, 2015 In Stockton California

  
Carlette Schnell,  
The Record

0001051440

**PUBLIC NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION/ PUBLIC  
MEETING**

(Pursuant to Public Resources Code  
Sections 21092 and 21092.3 and Cal.  
Code of Regulations Title 14,  
Sections 15072, 15073 and 15087)

-----  
The City of Stockton Community Development Department has completed, independently reviewed, and analyzed the following Initial Study/Proposed Mitigated Negative Declaration:

**PUBLIC REVIEW OF THE INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION  
FOR THE UNIVERSITY OF THE PACIFIC STUDENT HOUSING PROJECT USE PERMIT**

**(P15-343).** An Initial Study/Proposed Mitigated Negative Declaration, for property located on the south side of Brookside Road, approximately 500 feet east of Pershing Avenue, for a Use Permit to allow the construction of a 381-bed (142-unit) student housing project in a four-story building on the approximately 4.1-acre site.

A copy of the Draft Initial Study/Proposed Mitigated Negative Declaration may be reviewed and/or obtained at the following addresses:

Community Development Department or at: <http://www.stocktongov.com/planningengi neering>  
Planning Division  
345 N El Dorado St  
Stockton, CA 95202

Any written comments on this document must be received at this same address no later than OCTOBER 27 2015, by 4:30 pm. Further information may be obtained by contacting the City Planning Division at (209) 937-8266.

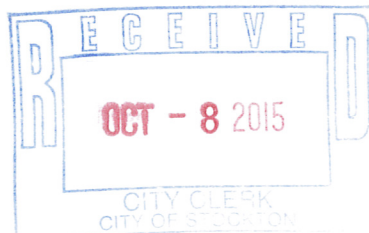
The Planning Commission will consider the Initial Study/Proposed Mitigated Negative Declaration at their meeting on November 12, 2015, at 6:00 pm in the Council Chambers, second floor, City Hall, 425 N El Dorado St. Anyone wishing to be heard on the issue may appear before the City Planning Commission at the time of the public meeting.

All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and, if one is need, it shall be the responsibility of the person needing one.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public meeting.

BONNIE PAIGE, CMC  
CITY CLERK, CITY OF STOCKTON

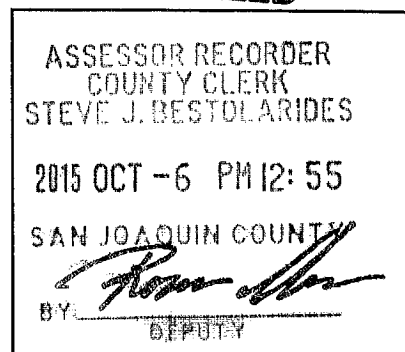
#1051440 10/6/2015



FILED

**CITY OF STOCKTON**  
**PUBLIC NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE**  
**DECLARATION/PUBLIC MEETING**

(Pursuant to Public Resources Code Sections 21092 and 21092.3 and  
Cal. Code of Regulations Title 14, Sections 15072, 15073 and 15087)



The City of Stockton Community Development Department has completed, independently reviewed, and analyzed the following Initial Study/Proposed Mitigated Negative Declaration:

- 1. THE INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE UNIVERSITY OF THE PACIFIC STUDENT HOUSING USE PERMIT PROJECT (P15-343)** An Initial Study/Proposed Mitigated Negative Declaration for property located on the south side of Brookside Road, approximately 500 feet east of Pershing Avenue, for a Use Permit to allow the construction of a 381-bed (142-unit) student housing project in two four-story buildings on the approximately 4.1-acre project site.

A copy of the Initial Study/Proposed Mitigated Negative Declaration may be reviewed and/or obtained at the following address <http://www.stocktongov.com/planningengineering>:

Community Development Department  
Planning Division  
345 North El Dorado Street  
Stockton, CA 95202

Any written comments on this document must be received at this same address no later than **October 27, 2015 by 4:30 p.m.** Further information may be obtained by contacting the City Planning Division at (209) 937-8266.

The Planning Commission will consider the Proposed Mitigated Negative Declaration/Initial Study at their meeting of **November 12, 2015 at 6:00 p.m.** in the Council Chambers, second floor, City Hall, 425 North El Dorado Street. Anyone wishing to be heard on the issue may appear before the City Planning Commission at the time of the public meeting.


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If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public meeting.

DAVID KWONG, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

**AFFIDAVIT OF FILING AND POSTING**

I declare that on the date stamped above, I received and posted this notice as required by California Public Resources Code Section 21092.3. Said notice will remain posted for 30 days from the filing date.

  
Signature

  
DEPUTY COUNTY CLERK

Title

Posting Period Ending Date: 11/10/15

CITY OF STOCKTON  
PUBLIC NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION/PUBLIC MEETING  
(Pursuant to Public Resources Code Sections 21092 and 21092.3 and  
Cal. Code of Regulations Title 14, Sections 15072, 15073 and 15087)

The City of Stockton Community Development Department has completed, independently reviewed, and analyzed the following Proposed Mitigated Negative Declaration/Initial Study:

1. **THE INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE UNIVERSITY OF THE PACIFIC STUDENT HOUSING USE PERMIT PROJECT (P15-343)**  
An Initial Study/Proposed Mitigated Negative Declaration for property located on the south side of Brookside, approximately 500 feet east of Pershing Avenue, for a Use Permit to allow the construction of a 381-bed (142-unit) student housing project in two four-story buildings on the approximately 4.1-acre project site.

A copy of the Proposed Negative Declaration/Initial Study may be reviewed and/or obtained at the following address <http://www.stocktongov.com/planningengineering>:

Community Development Department  
Planning Division  
345 North El Dorado Street  
Stockton, CA 95202

Any written comments on this document must be received at this same address no later than **October 27, 2015 by 4:30 p.m.** Further information may be obtained by contacting the City Planning Division at (209) 937-8266.

The Planning Commission will consider the Proposed Negative Declaration or Mitigated Negative Declaration/Expanded Initial Study at their meeting of **November 12, 2015 at 6:00 p.m.** in the Council Chambers, second floor, City Hall, 425 North El Dorado Street. Anyone wishing to be heard on the issue may appear before the City Planning Commission at the time of the public meeting.

All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and if one is needed, it shall be the responsibility of the person needing one.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public meeting.

DAVID KWONG, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

**CITY OF STOCKTON**  
**ENVIRONMENTAL DOCUMENT TRANSMITTAL LETTER**

October 6, 2015

TO: (See Attached List)

FROM: Lead Agency  
City of Stockton  
c/o Community Development Dept.  
Planning Division  
345 North El Dorado Street  
Stockton, CA 95202

**SUBJECT: PUBLIC REVIEW OF THE INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE UNIVERSITY OF THE PACIFIC STUDENT HOUSING USE PERMIT PROJECT (P15-343)** An Initial Study/Proposed Mitigated Negative Declaration, for property located on the south side of Brookside Road, approximately 500 feet east of Pershing Avenue, for a Use Permit to allow the construction of a 381-bed (142-unit) student housing project in one four-story building on the approximately 4.1-acre project site.

Enclosed is a copy of the Public Notice of Intent to Adopt (NOI) for the above-named environmental document. A copy of the environmental document, with applicable attachments, is also being transmitted to each "Responsible", "Trustee", and other public agencies included on the attached list, as applicable.

The remaining agencies, organizations, and individuals on the attached list are receiving only this transmittal letter and the NOI. Public agencies may obtain a free copy of the above-named environmental document at the above-noted Lead Agency address. Private individuals, organizations, and corporations may purchase a copy of the environmental document for a fee of **\$15.00**. If mailing is requested, please remit an additional fee of **\$5.00** for postage and handling. Checks should be made payable to the City of Stockton and any written orders must identify the project title and document identification number, as noted above.

Any written comments regarding the above-named environmental document must be received at the Lead Agency address no later than **October 27, 2015 by 4:30 p.m.** If no comments are received by the date indicated, it will be assumed that the document is acceptable. Further information may be obtained by contacting Planning Manager Richard Larrouy of the Community Development Department, Planning Division at (209) 937-8266.

DAVID KWONG, DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

By:   
Planning Manager Richard Larrouy

Date: October 6, 2015

Enclosures

DK:RL

UOP UP Housing Project P15-343

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Cesar Chavez Library  
Attn: Reference Dept.

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

City Attorney  
Attn:Lori Asuncion  
City Hall

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Community Dev. Dept.  
Building Division  
CDD

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Community Dev. Dept.  
Engineering Services: McDowell  
CDD

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Municipal Utilities Dept.  
Ann Okubo  
City Hall

COS    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Municipal Utilities Dept.  
John Wotila

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Planning Commission (10)  
\*\*\* HOLD FOR LATER DISTRIBUTION \*\*\*

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Police Dept  
Attn: Erin Mettler  
City Hall

COS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Public Works  
Eric Alvarez

OTHERS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

North Valley Yokut Tribe  
Katherine Perez  
P.O. Box 717  
Linden, CA                      95236

OTHERS    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

The Record  
P.O. Box 989  
Stockton, CA                      95201

PUBLIC    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

San Joaquin Regional Transit District (SJRTD)  
Planning Division  
P.O. Box 201010  
Stockton, CA                      95201

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Planning Department  
1810 E. Hazelton Ave.  
Stockton, CA                      95205

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

Public Health Services, Attn. Bill Mitchell  
Environmental Health Division  
1601 E. Hazelton Ave.  
Stockton, CA                      95205

UOP UP Housing Project P15-343

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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San Joaquin County Assessor  
24 South Hunter Street, Room 303  
Stockton, CA            95202

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Sheriff's Department  
7000 Michael Canlis Blvd.  
French Camp, CA    95231

SJCO    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Tax Collector  
500 E. Main Street  
Stockton, CA            95202

SPECIAL    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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San Joaquin Valley Air Pollution Control District  
CEQA ISR  
1990 E. Gettysburg Ave.  
Fresno, CA            93726

STATE    Envr ☒    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Caltrans  
District 10  
P O Box 2048  
Stockton, CA            95201

UTILITY    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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Comcast  
6505 Tam O'Shanter Drive  
Stockton, CA            95210

UTILITY    Envr ☐    NOA ☒    NOI ☒    NOP ☐    Tech ☐

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PG&E-Stockton Division  
Land Department  
4040 West Lane  
Stockton, CA            95204